

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
828-5220

Project Name: S & J Hochman/Vitamin Shoppe

Case #: 61-R-01

Date: May 8, 2001

Comments:

Show compliance with the Florida Accessibility Code.

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Division: Fire

Member: Albert Weber
828-5875

Project Name: Vitamin Shoppe

Case #: 61-R-01

Date: 05-08-01

Comments:

No Comments.

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: S & J Hochman/Vitamin Shoppe

Case #: 61-R-01

Date: May 8, 2001

Comments:

No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: S & J Hochman/ Vitamin Shoppe

Case #: 61-R-01

Date: 5/8/01

Comments:

1. Show required curbing. The nose of peninsula tree islands require curbing as well as the "radii" of other landscape areas.
2. All trees require a min. 8' wide planting area. Cassias are shown in a 5' wide planting area. Use palms this location.
3. Provide additional shade tree planting on the waterway side of the wall, such as Green Buttonwood 12'-14' high.
4. A continuous screen buffer (such as a hedge) is required on the south side where the V.U.A. is adjacent to the abutting property. Verify that this buffer is a min. of 2 ½' wide.
5. Add rain sensor requirement to irrigation note.
6. Verify that shade tree street tree spacing requirements are met. Certain of the Live Oaks are shown 17'-20' apart, which is too close for these trees. 30' on center spacing is acceptable.
7. Signoff plans should contain the name of the Landscape Architect.
8. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan.
9. Verify that all the existing trees and palms to be removed are shown. All Tree Preservation Ordinance requirements apply.

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Division: Planning

Member: Chris Barton
828-5849

Project Name: S & J Hochman/Vitamin Shoppe

Case #: 61-R-01

Date: May 8, 2001

Comments:

This proposal is for the development of a 5,000 S.F. retail use on a waterway in the B-1 district.

1. ULDR Section 47-23.8, Waterway Use requires DRC and Planning and Zoning Board review. In addition, the City Commission may elect to call up the item within 30 days following the approval by the Planning and Zoning Board.
2. Staff recommends that the proposal be presented to the local neighborhood association across the waterway in the City of Wilton Manors prior to presentation to the Planning and Zoning Board.
3. Indicate the location of all lighting, signs and other site features on the Site Plan and the Landscape Plan and in all elevations. No lighting appears to be shown on the plan.
4. The elevations should indicate the adjacent property and setback lines as well as the adjacent curb and sidewalk on the south and north elevations
5. Provide a photometric plan for the site indicating the light levels at all adjacent property lines that abut site or that are across any Right of Way or across the adjacent canal.
6. Provide details of all lighting poles and fixtures and provide shields for all fixtures to prevent glare onto all adjacent residential areas.
7. Discuss stacking from Federal Highway with the Engineering Representative.
8. Provide a sidewalk in the parking area leading to the main pedestrian entrance of the facility. Also provide a sidewalk link to the adjacent public sidewalk along Federal Highway.
9. Indicate all Mechanical equipment and screening measures.

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10. Provide additional signage details and dimensions and discuss with the Zoning representative.
11. Discuss the turning radii of all vehicular entrances with the Engineering Representative.
12. Provide a copy of the existing cross access agreement with the adjacent hotel property to the south. Should no agreement exist, one must be provided.
13. Discuss the disposition of the existing grease trap.
14. The proposed 6' wall on the waterway setback line is shown differently on the Site and Landscape Plans. Please revise to match and provide an elevation to indicate the location of open grates and gates along the wall to facilitate police surveillance efforts and for access for maintenance personnel.
15. Label all elevations with the cardinal directions. Provide the west elevation for the structure.
16. Provide additional detailing to all facades with special attention to the first thirty feet of the eastern ends of the south and north facades.
17. Provide full color and materials information for all exterior elements prior to being scheduled for Planning and Zoning Board agenda.
18. Discuss the provision of a right turn only sign for the northern most vehicular exit, with the Engineering Representative.
19. Additional comments may be forthcoming.

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Division: Plumbing

Member: Ted DeSmith
828-5232

Project Name: S & J Hochman/Vitamin Shoppe

Case #: 61-R-01

Date: May 8, 2001

Comments:

1. No sewer and water impact fees.

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Division: Police

Member: C.Cleary- Robitaille 759-6419,
759-6400 (Main Number)

Project Name: S&J Hochman/Vitamin Shoppe

Case #: 61-R-01

Date: 5-08-01

Comments:

An intrusion detection system is recommended

Placement of safety laminate/ security film on all glass areas is recommended.

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Division: Zoning

Member: Terry Burgess
828-5913

Project Name: S & J Hochman/ Vitamin Shoppe

Case #: 61-R-01

Date: 5/08/01

Comments:

1. Provide a copy of the access agreement.
2. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
3. Waterway Use requires Planning and Zoning review and approval in accordance with section 47-23.8.
4. Delineate loading zone in accordance with section 47-20.6.
5. Screen all roof mounted equipment in accordance with section 47-19.2.Z.
6. Provide design details of masonry wall.

Additional comments may be discussed at DRC meeting.